



## TOWN OF WARRENTON

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### AGENDA PLANNING COMMISSION TOWN OF WARRENTON

June 17, 2009  
7:00 PM

1. Call to order and establishment of a quorum.
2. Approval of Minutes – May 20, 2009
3. Public Hearings
  - a. **Zoning Text Amendment ZOTA #08-01. Warrenton Zoning Ordinance Text Amendment for Planned Unit Development (PUD).** A text amendment is proposed to extend the current Planned Unit Development District (PUD) regulations in Article 3-5.2 to the Commercial (C) and Industrial (I) Districts and create two (2) new Planned Unit Development (C-PUD and I-PUD) Overlay Districts. The new PUD overlay districts would promote mixed-use development with a combination of light industrial, office, commercial and residential uses. The PUD is currently limited to Residential Districts in the ordinance. The Comprehensive Plan identifies the district as Light Industrial, which is suitable for light manufacturing, flex-industrial, wholesale commercial and limited office uses. The Plan also encourages the use of mixed-use development. The new PUD regulations is requested for and would be applied to the proposed Warrenton Greene site at Lee Highway and Blackwell Road (GPIN 6984-69-2419) owned by Wilson Land, LLC; subject to separate zoning action.
  - b. **Zoning Map Amendment ZMA #08-01. Warrenton Greene Industrial Planned Unit Development District.** A request for the application of new zoning regulations as contained in the Industrial Planned Unit Development Overlay District (I-PUD, ZTA 08-01) to allow a mixed-use development with a combination of light industrial, office, commercial and residential uses on the Warrenton Greene property (GPIN 6984-69-2419) located on

Lee Highway and Blackwell Road. The property is currently zoned Industrial (I) and would be allowed broader flexibility of development and uses consistent with the I-PUD as proposed and a master development plan for the site. The Comprehensive Plan identifies the property as Light Industrial, which is suitable for light manufacturing, flex-industrial, wholesale commercial and limited office uses. The Plan also identifies the area as a corridor for consolidated uses planned in a coordinated developed rather than as separate parcels, where feasible. The property is owned by Wilson Land, LLC.

- c. **Special Use Permit #08-07. Warrenton Greene Mixed-Use Development, Steep Slopes.** A request to allow construction on slopes greater than 25% for property abutting Blackwell Road, Lee Highway and the Route 17 Bypass within the Town of Warrenton. The slopes are part of the proposed Warrenton Greene mixed-use development and will be located on this 40.68 acre parcel (GPIN #6984-69-2419), which is zoned Industrial. The proposal includes disturbing four (4) steep slope areas totaling 0.6508 acres or 1.6% of the site, primarily for access and parking. The Comprehensive Plan identifies the district as Light Industrial, which is suitable for light manufacturing, flex industrial uses, wholesale commercial uses, and limited office uses. The property owner is Wilson Land, LLC.
- d. **Special Use Permit #08-03. Cooperative Parking for the Warrenton Greene Industrial Planned Unit Development (I-PUD).** A Special Use Permit is proposed for cooperative parking at the Warrenton Greene mixed-use development site to consolidate parking facilities, reduce the overall area dedicated to parking improvements, provide for green space and offer more flexibility in the siting of facilities and design of development in keeping with the objectives of Planned Unit Development District. The site is located on Lee Highway and Blackwell Road and abuts the Route 17 Bypass. The property is currently zoned Industrial (I) and requested for rezoning to the new Industrial Planned Unit Development District (I-PUD) regulations with a master development plan for the site layout and infrastructure. The Comprehensive Plan identifies the property as Light Industrial, which is suitable for light manufacturing, flex-industrial, wholesale commercial and limited office uses and encourages the consolidated planning of development and site services (parking, utilities, access, etc.). The property is owned by Wilson Land, LLC.

#### 4. Work Session

- a. **Comprehensive Plan**
  - 1. Comments on Demographics, Housing, Pedestrian/Bike Plan, Historic District Expansion and Transportation Sections
  - 2. Supplemental Urban Design Section

5. Planning Commission Comments
6. Staff Comments – Concept Plans and Development Proposals.
7. Adjourn